

**CITY PLANNING COMMISSION
MINUTES
JUNE 13, 2017**

1. CALL TO ORDER – Blackman called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: Blackman, Danielsen, DeMasi, Holm, Milford, Nelson, VanHouten and Wolf
Absent: Crawford, Holtz and Rew
Vacancy: None
Staff: Brown, Gibbons, Meeks and Wade

3. ADOPTION OF AGENDA

Motion by VanHouten, second by Holm to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF MAY 9, 2017 MEETING

Motion by Danielsen, second by Holm to adopt the agenda as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Brown

6. REVIEW OF MEETING PROCEDURES – Blackman

7. PUBLIC HEARINGS - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

A. CASE #PC-17-001: Public hearing on the request from Legacy CB, LLC to amend the adopted planned commercial development plan for The Marketplace relative to signage. Location: The Marketplace.

No one from the public spoke in favor or in opposition of the request.

Brown stated the applicant is requesting to amend the adopted planned commercial development plan for The Marketplace Shopping Center in order to allow ‘anchor’ and ‘major’ tenants to attach category/department signs to their front building façade(s). Brown stated the amendment request also includes standards for allowing decorative “gooseneck” lighting to illuminate said category/department signs. Brown then clarified the applicant requested the proposed amendment in order to address signage for a new tenant (Jo-Ann Fabrics) in The Marketplace Shopping Center. Brown then answered questions from the Commission about the proposed sign amendment.

The Planning Commission members asked questions and discussed the request.

Motion by Danielsen, second by DeMasi to recommend approval of the requested changes to allow category/department signage for major and anchor tenants only, as per case report, for the proposed amendment to the adopted planned commercial development plan of The Marketplace Subdivision.

VOTE: AYE – Blackman, Danielsen, DeMasi, Holm, Milford, Nelson, VanHouten and Wolf.
NAY – None. ABSTAIN – None. ABSENT – Crawford, Holtz and Rew. Motion carried.

- B. CASE #SUB-17-005: Public hearing on the request from HCC Investments, LLC for preliminary subdivision of a 53-lot residential subdivision to be known as Hills of Cedar Creek East, legally described as being a part of the SE1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: Extension of Abercorn Drive and Steven's Road.

The following member of the public spoke in favor of the request:

Bill White, Ehrhart Griffin & Associates, 142 West Broadway, Suite 136, Council Bluffs, Iowa 51503 spoke on behalf of the request. White stated the proposed subdivision consists of 53 residential lots and includes an extension of Abercorn Drive and Steven's Road. White then explained the subdivision will be developed in two phases and then stated one single-family residential dwelling will be built on each lot. White then answered questions from the Commission regarding storm water management for the proposed subdivision.

No one from the public spoke in opposition of the request.

Brown explained to the Commission that the proposed subdivision was included in The Hills of Cedar Creek preliminary plan and that said plan had expired. Brown then stated that proposed Lots 37 through 49 are zoned a mixture of C-1/Commercial District and R-3/Low Density Multi-Family Residential District and that the developer plans to rezone said lots to R-1/Single Family Residential District with phase two of the development. Brown then discussed utility easement comments from the Mid-American Energy Company and comments from Public Works regarding the design/location of the emergency turn-arounds in the proposed subdivision.

The Planning Commission members asked questions and discussed the request.

Motion by Nelson, second by Milford to recommend approval of the preliminary plan for a subdivision to be known as Hill of Cedar Creek East, as shown in Attachment 'A', subject to compliance with all stated comments and conditions in the case staff report.

VOTE: AYE – Blackman, Danielsen, DeMasi, Holm, Milford, Nelson, VanHouten and Wolf.
NAY – None. ABSTAIN – None. ABSENT – Crawford, Holtz and Rew. Motion carried.

8. OTHER BUSINESS (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. City Council update – Wade provided an update of City Council actions relative to recent planning cases.
- B. Other items of interest – Brown introduced Mr. Mike Wolf as a new member of the Planning Commission. Brown also introduced Mr. Christopher Meeks as the new Planner in the Council Bluffs Community Development Department to the Commission.

9. ADJOURNMENT – Blackman adjourned the meeting at 6:18 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.